

onni<sup>®</sup>  
group

CUSHMAN &  
WAKEFIELD



THE TIMES SQUARE

EST. 1935



The Times Square is a renowned assemblage of iconic office buildings spread across five individual—yet combined—edifices that together take up an entire city block from Broadway to Spring, and 1st to 2nd Streets. While the Times North, Times South, Times West, Broadway and Plant Buildings are all of different vintages ranging from 1930s all the way to the 1970s, they together make up an industrious tenant community at the true center of the City of Los Angeles. With City Hall, the new Federal Courthouse and Grand Park across the street, a new metro rail station under construction next door, and scores of cultural, dining and entertainment venues all around, the asset is supremely located and set to blossom under The Onni Group's well capitalized and highly capable ownership.



### ASKING RATE

Negotiable

### TI'S

Generous build-to-suits available / 100% designed by tenant / Using high-quality creative improvements

### LEASE TERM

5-15 years

### PARKING

Parking options are numerous within a one block radius, including a parking structure on-site

### OCCUPANCY

Nearly 260K SF available immediately

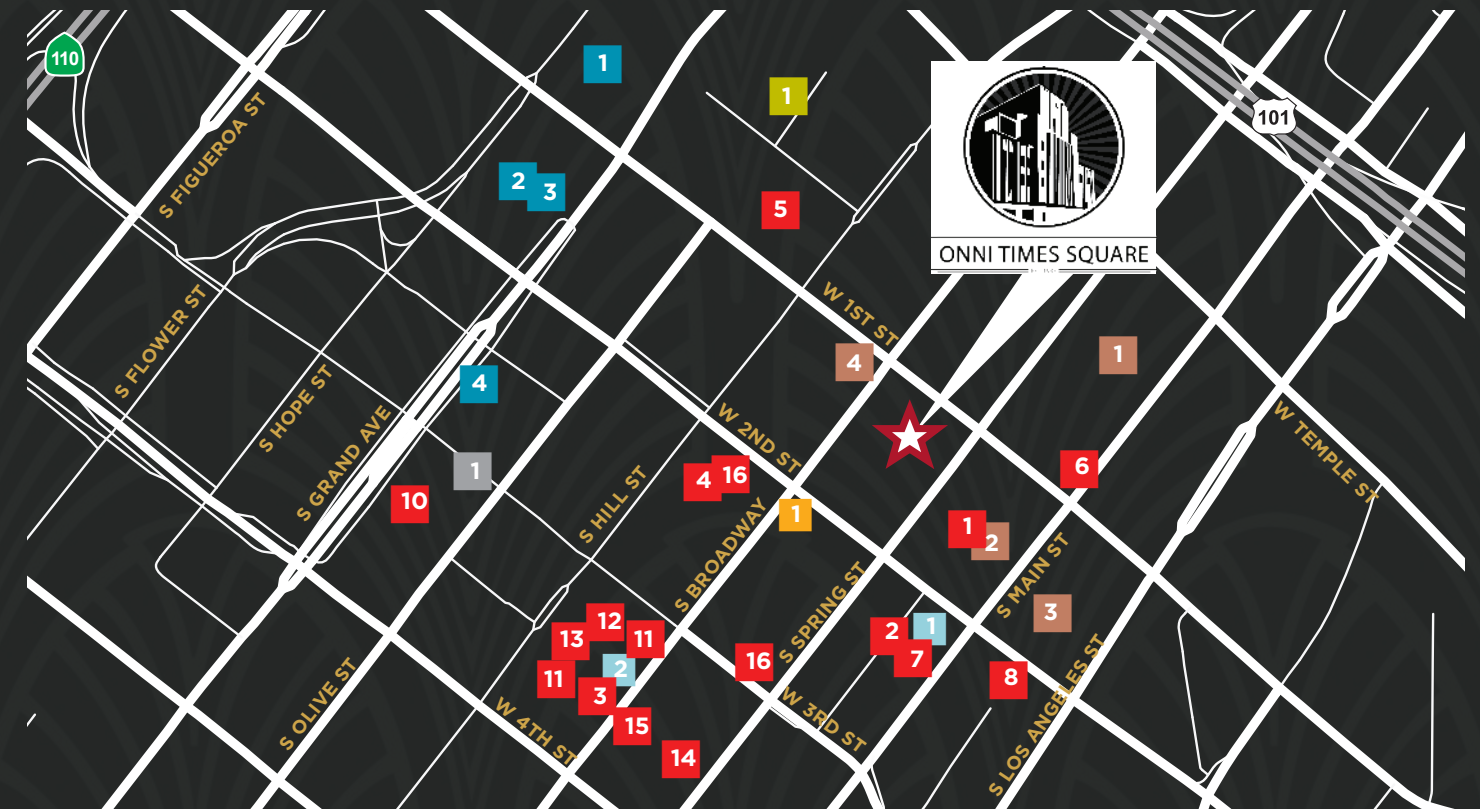
### HIGHLIGHTS

- Incredible architecture, dazzling lobbies and phenomenal creative office opportunities
- Experienced, highly capable and very well-capitalized ownership
- Renovations underway including lobby enhancements, creative spec suites, amenities and much more
- Situated within a synergistic, five building creative office hub
- Centrally located at the very heart of the City of Los Angeles
- Managed by an excellent on-site team and an attentive 24-hour security force
- A short walk from Museum Row, Grand Central Market and Bunker Hill
- Just blocks from the 110 and 10 freeways, in addition to other major public transportation hubs

Situated at the heart of Downtown's revitalized NOBRO District (North Broadway), and really at the very epicenter of the City of Los Angeles, the property is perfectly positioned at the crossroads of the vibrant Civic Center and the exciting urban renaissance of the Historic Core. Several fantastic eateries, including DTLA's famed Grand Central market, are all within a very short walk of the asset. You've got cultural attractions like The Broad Museum, Walt Disney Concert Hall, The Dorothy Chandler pavilion and much more just up the street. City Hall and Grand Park are right next door. And, best of all, a brand new subway stop is under construction directly across from the building's parking garage.



## LOCATION IS EVERYTHING, AND THE TIMES SQUARE HAS IT IN SPADES.



#### BAR

- 1 The Edison
- 2 Golden Road Brewing

#### CIVIC

- 1 City Hall
- 2 LAPD Headquarters
- 3 Cal Trans Headquarters
- 4 Federal Courthouse

#### ENTERTAINMENT

- 1 Dorothy Chandler Pavilion
- 2 Walt Disney Concert Hall
- 3 The Broad Museum
- 4 MOCA (Museum of Contemporary Art)

#### HOTEL

- 1 Omni Hotel

#### PARK

- 1 Grand Park

#### RESTAURANT

- 1 Senor Fish
- 2 Pitfire Pizza
- 3 The Grand Central Market
- 4 Cherry Pick Café
- 5 Panorama Café
- 6 Homeboy Diner
- 7 Badmaash
- 8 Redbird
- 9 Mendocino Farms

#### RESTAURANT

- 10 Eggslut
- 11 Sticky Rice
- 12 Tacos Tumbas a Tomas
- 13 Madcapra
- 14 Orleans & York Deli
- 15 Macheroni Republic
- 16 Redwood Bar & Grill

#### TRANSPORTATION

- 1 Metro Station (Under Construction)



# SPEC SUITES



# AVAILABILITIES

## THE BROADWAY BUILDING

BUILDING	SUITE #	RSF	RATE
No space available			

## THE TIMES SOUTH

BUILDING	SUITE #	RSF	RATE
Times South	825	3,886	Negotiable
Times South	800	4,268	Negotiable
Times South	725	2,250	Negotiable
Times South	700	13,381	Negotiable
Times South	600	19,446	Negotiable
Times South	500	19,582	Negotiable
Times South	430	3,064	Negotiable
Times South	420	3,417	Negotiable
Times South	300	17,038	Negotiable
Times South	200	18,034	Negotiable

## THE TIMES WEST

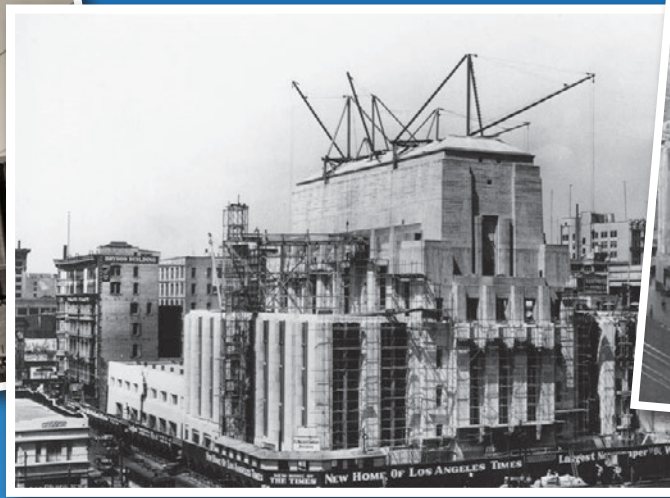
BUILDING	SUITE #	RSF	RATE
No space available			

## THE PLANT BUILDING

BUILDING	SUITE #	RSF	RATE
Plant Building	350	28,597	Negotiable
Plant Building	250	33,475	Negotiable

## THE TIMES NORTH

BUILDING	FLOOR #	RSF	RATE
Times North	2	33,421	Negotiable
Times North	3	35,178	Negotiable
Times North	4	26,547	Negotiable
Times North	5	24,417	Negotiable
Times North	6	12,697	Negotiable



# COME EXPERIENCE THE RENOWNED TIMES SQUARE

The Times Square is a historic office property originally constructed in 1935 by Harry Chandler as a "monument to the progress of our city and Southern California." Today, over 80 years later, this iconic project still bears witness to his incredible vision. Now revitalized, this architectural masterpiece continues to flourish as a progressive office community with enhanced improvements and lifestyle amenities underway. As its founder's words come to fruition before our eyes, you too will see that its future is even brighter than it's illustrious past.



1935

GRAND OPENING OF THE ACCLAIMED TIMES BUILDING WAS IN 1935, MAKING IT THE LARGEST NEWSPAPER PUBLISHING BUILDING OF ITS TIME

1962

THE TIMES SOUTH ORIGINALLY HOUSED THE AFTERNOON LOS ANGELES MIRROR NEWSPAPER, WHICH CLOSED IN 1962

2000

THE TIMES BUILDING HAS HOSTED SEVERAL IMPORTANT EVENTS OVER THE YEARS, INCLUDING A PRESIDENTIAL DEBATE IN 2000 BETWEEN BUSH AND GORE

2016

THE ONNI GROUP PURCHASES THE ASSET IN 2016 WITH PLANS TO REVITALIZE THE PROPERTY AND USHER IN ANOTHER BRIGHT ERA OF ITS HISTORY

1884

LA'S ORIGINAL CITY HALL WAS ACTUALLY ON-SITE AT THE CORNER OF SPRING & 2ND STREETS FROM 1884-1888

1948

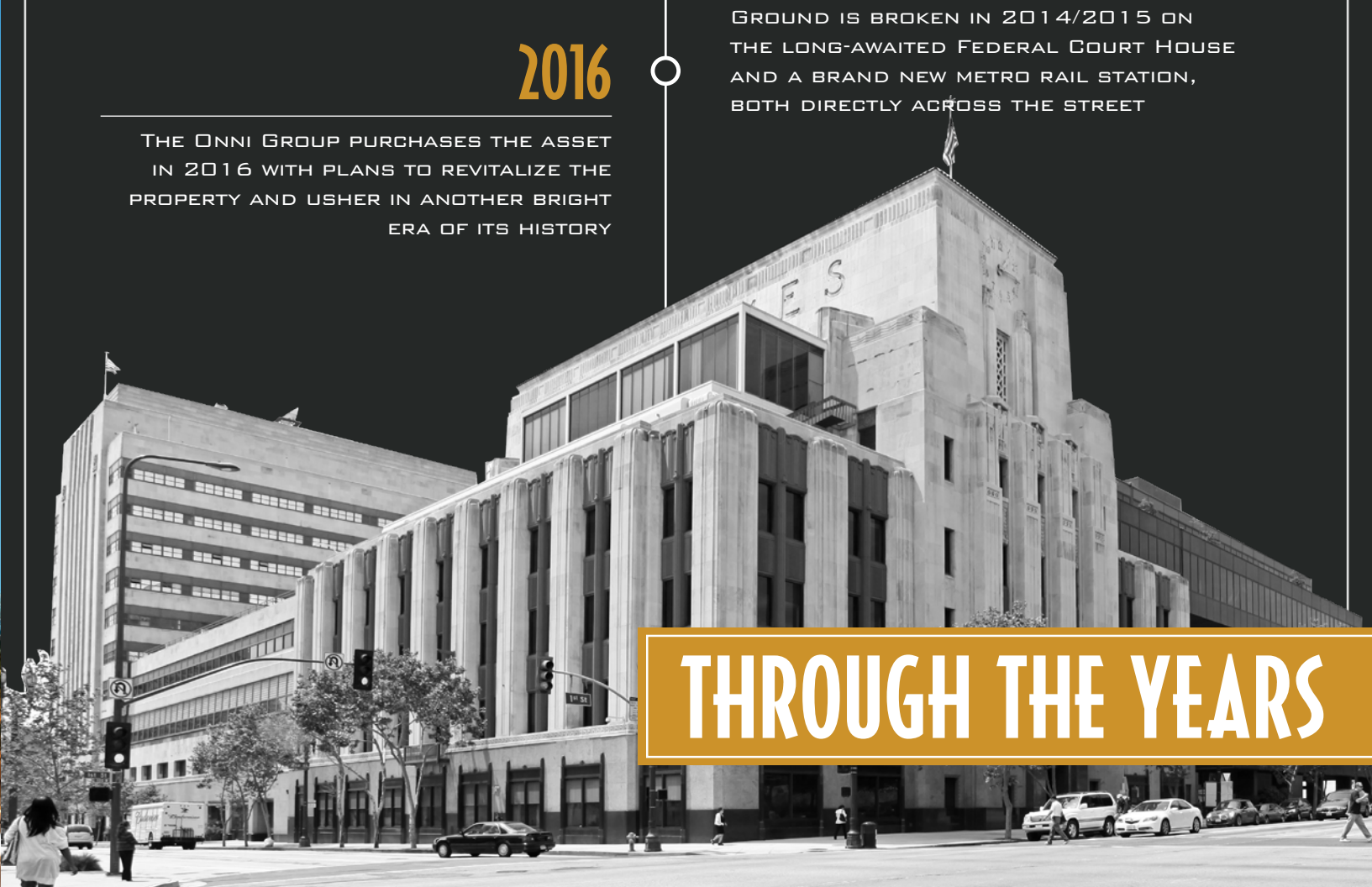
THE 10-STORY TIMES SOUTH BUILDING, ALSO KNOWN AS THE TIMES MIRROR ANNEX BUILDING, WAS CONSTRUCTED IN 1948

1973

IN 1973 THE TIMES WEST BUILDING AND THE PARKING STRUCTURE WERE ERECTED OVER A SMALLER BUILDING ON BROADWAY

2014

GROUND IS BROKEN IN 2014/2015 ON THE LONG-AWAITED FEDERAL COURT HOUSE AND A BRAND NEW METRO RAIL STATION, BOTH DIRECTLY ACROSS THE STREET



THROUGH THE YEARS



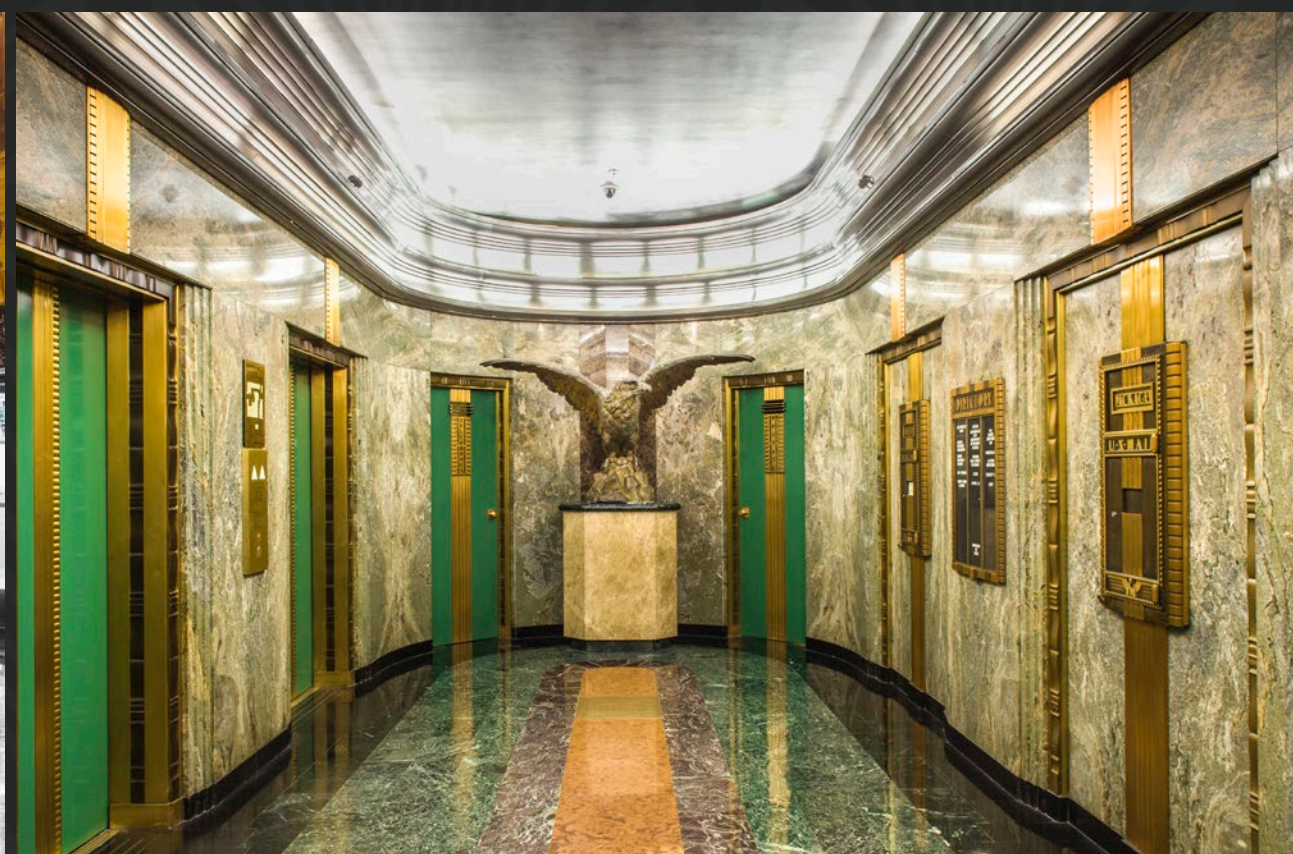
**THE TIMES SQUARE**  
EST. 1935

**EXCLUSIVE AGENT**

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